

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 1826 - HB 1896

February 19, 2018

SUMMARY OF BILL: Enacts the Uniform Partition of Heirs Property Act to establish requirements for actions to partition real property when such property is "heirs property".

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- The proposed legislation establishes specific procedures to be used in partition actions involving "heirs property". "Heirs property" is defined as property held in tenancy in common by co-tenants that received their property interest from a relative.
- The proposed legislation preserves a co-tenants right to sell his or her interest in inherited real estate while seeking to balance the rights of all co-tenants.
- The proposed legislation will not increase the courts' caseloads as partition actions are already available under the law.
- Any impact to the courts can be accommodated within existing resources.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee".

Krista M. Lee, Executive Director

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